

CABINET**17:30 to 18:50****13 January 2016**

Present: Councillors Waters (chair), Harris, Bremner, Driver, Kendrick, and Thomas (Va)

Also present: Councillors Haynes and Lubbock

1. APOLOGIES

Apologies were received from Councillor Stonard.

2. PUBLIC QUESTIONS / PETITIONS

No public questions were received.

3. DECLARATIONS OF INTEREST

One declaration of interest was received from Councillor Bremner.

4. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 9 December 2015

5. DEVOLUTION UPDATE

The leader of the council presented the report.

The chief executive officer explained that the council was awaiting feedback from the department for communities and local government regarding its devolution submission. She said that a workshop around the results of this feedback would be held for members in late February or early March.

In response to a member's question, the chair said that whilst the global status of Cambridge made it an attractive proposition for a joint devolution deal, their submission had not been as far advanced as that of Norfolk and Suffolk. As such, he said, Norfolk and Suffolk were wary of potential delays, although the possibility of an organic approach to developing strong working connections with Cambridge

may well arise further down the line. He stressed that, for the time being, the devolution bid was very much a Norfolk / Suffolk one that focussed on the mutual benefits available.

In response to a member's question, the chair said that there was no appetite within the Norfolk / Suffolk submission for an elected mayor, adding that such a role would not enhance representative in an area as demographically and geographically diverse as Norfolk and Suffolk. He added that it was essential that the political sovereignty of the city of Norwich should remain by ensuring that 'double devolution' allows the city council to continue its work.

RESOLVED to continue support for the formal engagement with government by the leader of the council and the chief executive, to help secure Norwich's interests through the development of a powerful and persuasive New Anglia Devolution proposal.

6. EQUALITY INFORMATION REPORT

The cabinet member for fairness and equality presented the report.

RESOLVED to approve publication of the annual equality information report.

7. REVENUE BUDGET MONITORING 2015-16 PERIOD 8

The leader of the council presented the report.

RESOLVED to note the financial position as at 30 November 2015 and the forecast outturn 2015-16.

8. RISK MANAGEMENT REPORT

The leader of the council presented the report. He highlighted the residual risk score of 20 against item B1 (public sector funding) on the corporate risk register, explaining that such a score could not be reduced due to the uncertainty and volatility that existed around local government funding.

RESOLVED To approve the:

- 1) updated corporate risk register; and,
- 2) minor updates to the risk management policy.

9. PROCUREMENT OF WORKS

The cabinet member for housing and well-being presented the report. She added that selection of a supplier for electrical works had been delayed to allow for fuller consideration of the tenders as they had proven to be very close in price.

RESOLVED to:

- 1) approve the award of a framework contract to five suppliers for property improvements and to three suppliers for re-roofing under the Eastern Procurement Ltd framework for a four year period;
- 2) award contracts on these frameworks up to the value of the property improvement allocations within the 2016-17 Housing Capital Programme to be determined at the council meeting to be held on 23 February 2016;
- 3) award the contract for replacement kitchens and bathrooms to the best value supplier as determined by the direct call-off prices within the framework; and,
- 4) award the contract for periodic inspections and rewires to the best value supplier as determined by the direct call-off prices within the framework.

10. AWARD OF CONTRACT FOR THE PASSIVHAUS DEVELOPMENT AT HANSARD CLOSE

The cabinet member for environment and sustainable development presented the report, highlighting the environmental, health and money-saving benefits of the Passivhaus standard.

The senior development officer (enabling) explained that, once complete, these should be the first dwellings in the city to attain certification from the Passivhaus trust.

RESOLVED to award the contract for the construction of ten Passivhaus dwellings at Hansard Close to E N Suiter Ltd.

11. COMMUNITY CENTRE AT HALL ROAD ASDA SITE

The cabinet member for neighbourhoods and community safety presented the report. He highlighted the fact that residents and centre users welcomed the opportunity to move into a new building and such a move had wide community support.

RESOLVED to approve the acquisition of building and associated land at the Asda site on Hall Road on a long lease for 20 years to provide a new community centre.

12.DEVELOPMENT COMPANY – BUSINESS PLAN

The leader of the council presented the report.

RESOLVED to:

- 1) approve the business plan for The Regeneration Company Ltd.;
- 2) agree the following elements (as detailed in the confidential appendix to the report):
 - the value of the loan to the company;
 - the value of the land (the “best consideration”) to be transferred to the company;
 - the value of the equity investment to allow the land to be transferred to the company;
 - the scope and value of the service level agreement between the council and the company;
 - to purchase the social units at build cost the cost in section 1 of phase 2 at Three Score; (currently assumed to be 25 units).
- 3) agree to enter into a development agreement with The Regeneration Company to acquire the social housing units within section 1 of phase 2 at Three Score by the end of March 2016 (or such later date as is agreed with The Regeneration Company Ltd) so as not to delay a start on site;
- 4) delegate any further changes to the business plan to the executive head of regeneration and development in consultation with the section 151 officer and the portfolio holder for resources and income generation.

13.EXCLUSION OF THE PUBLIC

RESOLVED to exclude the public from the meeting during consideration items *14 and *15 (below) on the grounds contained in the relevant paragraphs of Schedule 12A of the Local Government Act 1972 (as amended).

***14.DEVELOPMENT COMPANY – BUSINESS PLAN APPENDICES**

The leader of the council presented the report.

RESOLVED to:

- a) agree that following an independent land valuation, the value at which the land for Three Score phase 2 should be transferred to the housing development company is £2.2m, which is regarded as “best consideration” under Section 123(2) of the Local Government Act 1972;

- b) agree to take 22,000 shares in the company at a value of £100 each to allow the transfer of land to the company;
- c) agree that the loan provided by the council to the development company to construct Three Score phase 2 is up to £15.5m for the first 4 years, with a partial repayment in year 5 reducing the loan to £12m;
- d) commit to buy social housing units from the company in Section 1 of Phase 2 at build cost- at a minimum expected cost of £3.39m (to be funded from the Housing Revenue Account (HRA). (A formal development agreement between the Council and the company will need to be entered into in March 2016).

***15.MANAGING ASSETS**

The leader of the council presented the report and an addendum to the item to include the disposal of an additional parcel of land.

RESOLVED to approve the land and property disposals and partial lease surrender as outlined within the report and its addendum.

CHAIR